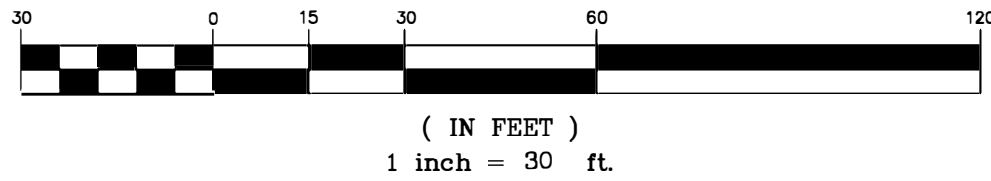


TOTAL AREA = 5.11 ACRES
(NOT INCLUDING EASEMENT)
TOTAL LOTS=4

SYMBOL LEGEND	
	IRON ROD FOUND
	IRON ROD SET
	SERVICE POLE
	POWER/TELE. POLE
	LIGHT POLE
	GUY WIRE
LINE LEGEND	
	CHAIN LINK FENCE
	POWER/TELE. LINE

GRAPHIC SCALE



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS
RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2)
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON
TODOT ONSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09.
PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE
DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT
BEEN REDUCED TO GRID.

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH
PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 033 PARCELS 066, 066.06, 066.07, & 066.08
- DEED REFERENCES - 2103-131 (199304220037327), 2056-951
(199111200035176), 201107010000125, 201108250010423, WB 56 PG 485
PLAT REFERENCES - CAB M SLIDE 1470, MILDRED IMOGENE HAMMOND S/D (NR)
- THIS PROPERTY IS ZONED A
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM
FLOOD INSURANCE RATE MAP NUMBER: 47093C0180F EFFECTIVE DATE: MAY 2,
2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO WHAT IS VISIBLE AND
APPARENT IN THE FIELD
- NORTH ROTATION: NAD83(NSRS2007)
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN
WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE
RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF
FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL
INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR
PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING
SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING
NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR
DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES.
DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES
FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER
FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
- WATER SERVICE PROVIDED TO LOTS BY PRIVATE WELL.
- THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING
NON-CONFORMITIES FOR EXISTING LOT 1, 2, & 3, WHICH WERE CREATED BY
DEED. THEY ARE PRE-EXISTING NON-CONFORMING LOT WITH REGARD TO LOT
SIZE. THIS PLAT REDUCES NON-CONFORMING LOT SIZE OF LOT 3 BY ADDING
LAND FROM LOT 4.
- LOT 3 IS PRE-EXISTING, NON-CONFORMING WITH REGARD TO THE NUMBER OF
DWELLINGS ON THE LOT. THIS PLAT REDUCES THE DEGREE OF NONCONFORMITY
BY INCREASING THE LOT SIZE OF LOT 3.
- VARIANCE REQUESTED FOR TWO LOTS TO BE SERVED BY EXCLUSIVE PERMANENT
ACCESS EASEMENT.

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision
name and all street names conform to the
Knoxville/Knox County Street Naming and Addressing
Ordinance, the Administrative Rules of the Planning
Commission, and these regulations.

Signed: _____

Date: _____

Taxes and Assessments

This is to certify that all property taxes and assessments
due on this property have been paid.

City Tax Clerk: Signed: _____

Date: _____

Knox County Trustee: Signed: _____

Date: _____

Zoning

Zoning Shown on Official Map: _____

Date: _____

By: _____

Certificate of Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown herein,
herby adopt this as (my, our) plan of subdivision and dedicate the
streets as shown to the public use forever and hereby certify that
(I am, we are) the owner(s) in fee simple of the property, and as
property owner(s) have an unrestricted right to dedicate
right-of-way and/or grant easement as shown on this plat

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

Certification of Approval of Subsurface Sewage Disposal Systems

This is to certify that this subdivision is generally suitable for subsurface
sewage disposal systems; and this is to notify that all lots are subject to
Sections 68-13-401 thru 68-13-413 of the Tennessee Code, Annotated,
and the regulations promulgated thereto.

Knox County Health Department: _____

Date: _____

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby

approves this plat on this the _____ day of 20____

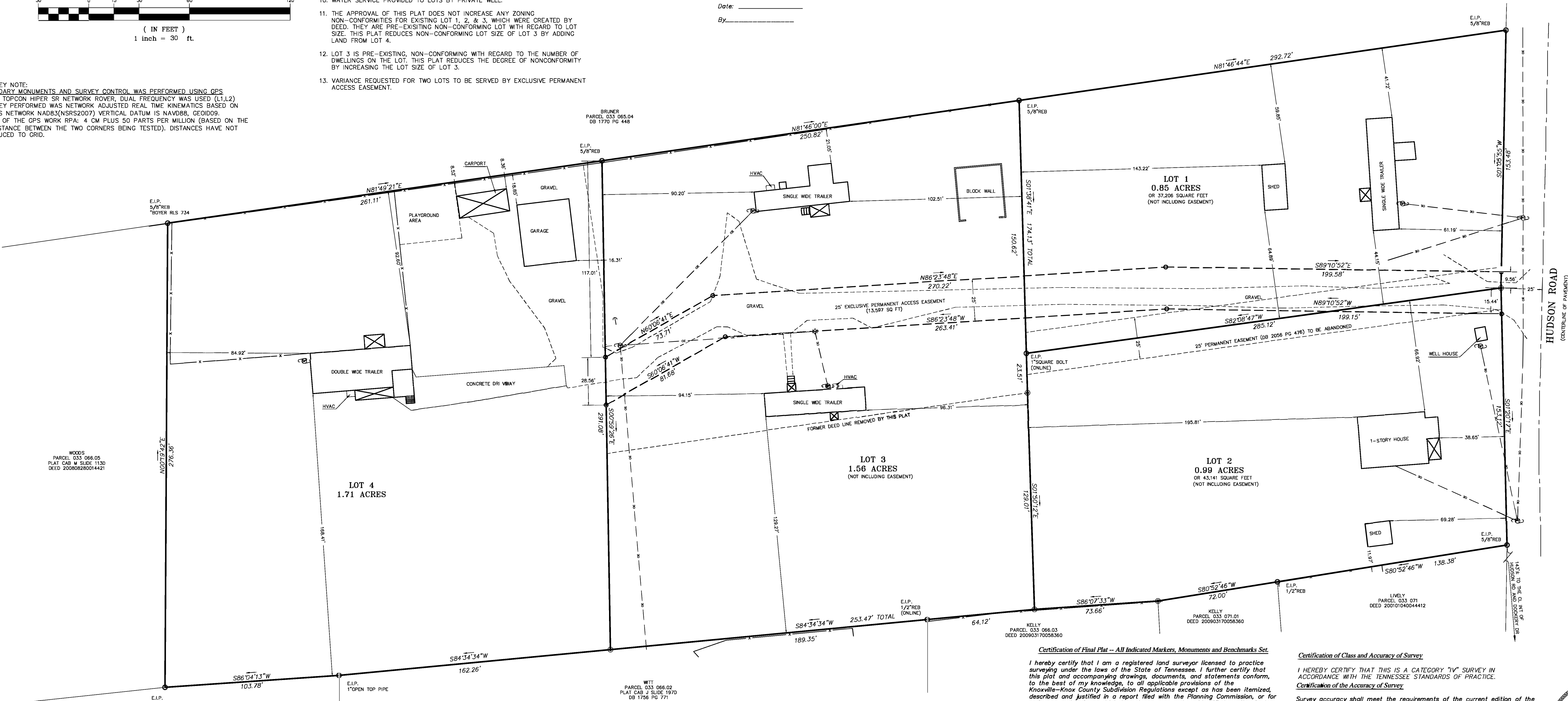
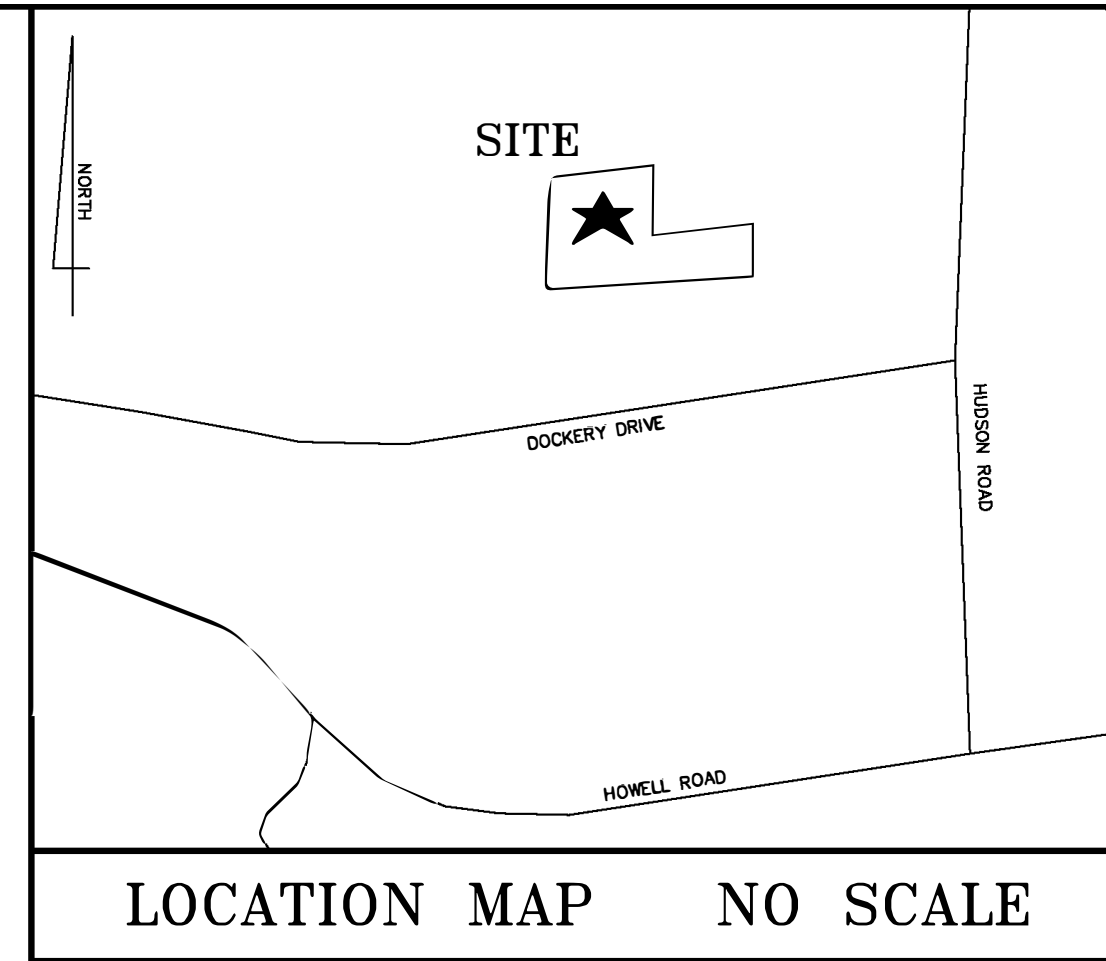
Engineering Director: _____

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found
to comply with the Subdivision Regulations of Knoxville and Knox County
and with existing official plans, with the exception of any variances and
waivers noted on this plat and in the minutes of the Knoxville-Knox
County Planning Commission, on this the _____ day of
20____ and that the record plat is hereby approved for recording in the
office of the Knox County Register of Deeds. Pursuant to Section
13-3-405 of Tennessee Code, Annotated, the approval of this plat by the
Planning Commission shall not be deemed to constitute or effect an
acceptance by the City of Knoxville or Knox County of the dedication of
any street or other ground upon the plat.

Signed: _____

Date: _____



CARDWELL
PARCEL 033 066.01
DB 2246 PG 603

WTT
PARCEL 033 066.02
PLAT CAB J SLIDE 1970
DB 1756 PG 771

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set.

I hereby certify that I am a registered land surveyor licensed to practice
surveying under the laws of the State of Tennessee. I further certify that
this plat and accompanying drawings, documents, and statements conform,
to the best of my knowledge, to all applicable provisions of the
Knoxville-Knox County Subdivision Regulations except as has been itemized,
described and justified in a report filed with the Planning Commission, or for
variances and waivers which have been approved as identified on the final
plat. The indicated permanent reference markers and monuments,
benchmarks and property monuments were in place on the _____ day
of _____ 20____

Registered Land Surveyor: _____

Tennessee License No. _____

Date: _____

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN
ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the
Rules of Tennessee State Board of Examiners for Land Surveyors
Standards of Practice.

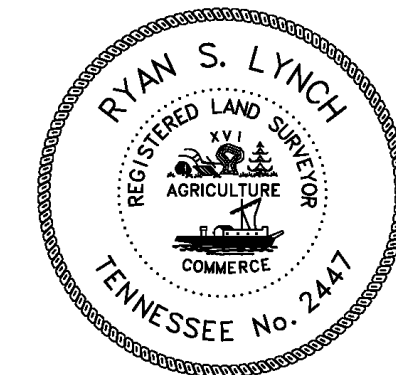
I hereby certify that this survey was prepared in compliance with the
current edition of the Rules of Tennessee State Board of Examiners for
Land Surveyors - Standards of Practice.

Registered Land Surveyor: _____

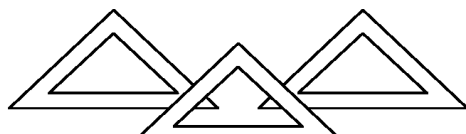
Tennessee License No. _____

Date: _____

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS
SURVEYOR AND OTHER EASEMENTS AND/OR
EXCEPTIONS NOT APARENT IN THE FIELD
MAY OR MAY NOT EXIST AND MAY BE
REVEALED BY A TITLE SEARCH BY A TITLE
ATTORNEY.



LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: C. WITKUS	1 PLANNING COMMENTS 8/13/2022
CHECKED BY: R. LYNCH	2 PLANNING COMMENTS 8/29/2022
APPROVED BY: R.S.L.	3
SCALE: 1"=30'	4
DATE: 06/09/2022	5
	6

Tony & Dena Kelly
6622 Babelay Road
Knoxville, Tennessee 37924
Phone: (865) 388-9702

Kelly Property
Mildred Imogene Hammond S/D
Hudson Road
District 8, Knox County, Tennessee

PROJECT NO.
4631